

AIA Document A133™ – 2009 Exhibit A

Guaranteed Maximum Price Amendment

for the following PROJECT:

(Name and address or location)

Lewis and Clark County Detention Facility Renovation and Law and Justice Center
Building Renovation
221 Breckenridge/406 Fuller Avenue
Helena, MT 59601

THE OWNER:

(Name, legal status and address)

Lewis and Clark County
316 N. Park Avenue
Helena, MT 59623

THE CONSTRUCTION MANAGER:

(Name, legal status and address)

Sletten Construction Company
1000 25th Street North
Great Falls, Montana 59401

ARTICLE A.1

§ A.1.1 Guaranteed Maximum Price

Pursuant to Section 2.2.6 of the Agreement, the Owner and Construction Manager hereby amend the Agreement to establish a Guaranteed Maximum Price. As agreed by the Owner and Construction Manager, the Guaranteed Maximum Price is an amount that the Contract Sum shall not exceed. The Contract Sum consists of the Construction Manager's Fee plus the Cost of the Work, as that term is defined in Article 6 of this Agreement.

§ A.1.1.1 The Contract Sum is guaranteed by the Construction Manager not to exceed Four Hundred Twenty-Seven Thousand, Six Hundred Twenty-Five Dollars and Zero Cents (\$ 427,625.00), subject to additions and deductions by Change Order as provided in the Contract Documents.

§ A.1.1.2 Itemized Statement of the Guaranteed Maximum Price. Provided below is an itemized statement of the Guaranteed Maximum Price organized by trade categories, allowances, contingencies, alternates, the Construction Manager's Fee, and other items that comprise the Guaranteed Maximum Price.

(Provide below or reference an attachment.)

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201™–2007, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

Init.

L&C 406 BLDG REMODEL

GMP

10/5/2018

DIVISIONAL BREAKDOWN	INCLUDED IN SCOPE?	COST
BASE REQUIRED	YES	\$53,018
CODE REQUIRED	YES	\$73,150
FIRE ALARM	YES	\$72,629
EVIDENCE STORAGE AREAS	YES	\$105,720
LOCKERROOMS	NO	\$0
OTHER AREAS	NO	\$0
SCOPE OF WORK SUBTOTAL		\$304,517
BOND		\$3,045
PL & PD INSURANCE		\$2,436
BUILDER'S RISK INSURANCE (By Owner)		\$0
CMAR OH (2.5 months)		\$63,800
GENERAL CONDITIONS SUBTOTAL		\$69,281
CMAR CONTINGENCY	10.00%	\$37,380
CMAR FEE	4.00%	\$16,447
L&C 406 BLDG CONSTRUCTION TOTAL		\$427,625
SOFT COSTS:		
Owner IT Budget - \$30,000 (Not part of \$300K Budget)		\$30,000
Design Fee	8%	\$24,000
County Direct Costs		\$7,500
Permitting		\$4,500
Hazardous Material Inspection & Testing		\$2,000
Potential Abatement		\$5,000
TOTAL SOFT COSTS		\$73,000
REMODEL TOTAL		\$500,625

**L&C 406 BLDG REMODEL
GMP CLARIFICATIONS BY AREA
10/5/2018**

General Clarifications

- 1 Budget excludes all FF&E.
- 2 Budget excludes LEED design/construction standards.
- 3 Budget is for normal working hours Monday - Friday.
- 4 Budget is based off program drawings provided by Slate Architecture printed on 9/18/18.

General Conditions

- 1 Construction schedule is estimated for a 2.5 month duration after materials are ordered and project is permitted.
- 2 Owner to provide temporary power and water during construction.
- 3 Sletten has included costs for Commercial General Liability and Worker's Comprehensive Insurance only. Builder's Risk Insurance is to be by Owner.

Base Required Inclusions

- 1 General Requirements & Cost of Work Items.
- 2 Includes \$5,000 allowance for Elevator Service, Testing and minor repairs.
- 3 Includes \$10,000 allowance for Monument Sign.
- 4 Includes \$11,600 allowance for Card Accesses at Doors.

Code Required Inclusions

- 1 Includes all demolition required for ADA & Code required upgrades.
- 2 Includes grinding of concrete floors for new ADA restrooms.
- 3 Includes all handrail required for ADA entry ramps.
- 4 Includes firestopping at rated wall.
- 5 Includes all doors and hardware upgrades required for ADA.
- 6 Includes all framing, drywall and finishes required for Code upgraded areas.
- 7 Includes all signage required for Code upgrades.
- 8 Includes all toilet fixtures and accessories for ADA upgrades.
- 9 Includes new ADA parking spaces.
- 10 Excludes heat and cover costs for this work

Fire Alarm Inclusions

- 1 Includes allowance for demolition and access to existing conduit and boxes for Fire Alarm upgrade.
- 2 Includes allowance for install of new conduit and boxes for Fire Alarm upgrade.
- 3 Includes \$64,629 for Fire Alarm upgrade work per NICO Quote.

Evidence Storage Areas

- 1 Includes all demolition required at areas where new work will take place for Evidence Storage Areas.
- 2 Includes all doors, hardware, framing, drywall and finishes for new Evidence Storage Areas.
- 3 Includes allowance to move and reinstall lights and switches for new Evidence Storage Areas.

Locker Rooms

- 1 Excludes all work associated with this scope

Other Areas

- 1 Excludes all work associated with this scope

Init.

§ A.1.1.3 The Guaranteed Maximum Price is based on the following alternates, if any, which are described in the Contract Documents and are hereby accepted by the Owner:
(State the numbers or other identification of accepted alternates. If the Contract Documents permit the Owner to accept other alternates subsequent to the execution of this Amendment, attach a schedule of such other alternates showing the amount for each and the date when the amount expires.)

N/A

§ A.1.1.4 Allowances included in the Guaranteed Maximum Price, if any:
(Identify allowance and state exclusions, if any, from the allowance price.)

Item	Price (\$0.00)
See Clarifications Above for Allowances	

§ A.1.1.5 Assumptions, if any, on which the Guaranteed Maximum Price is based:

See Clarifications Above

§ A.1.1.6 The Guaranteed Maximum Price is based upon the following Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
DWG 18047 2018-09-18 Law and Justice Center_300	Law and Justice Center	Printed on 9/18/2018 7:45:25 PM	16

§ A.1.1.7 The Guaranteed Maximum Price is based upon the following Specifications:
(Either list the Specifications here, or refer to an exhibit attached to this Agreement.)
 N/A

Section	Title	Date	Pages
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§ A.1.1.8 The Guaranteed Maximum Price is based upon the following Drawings:
(Either list the Drawings here, or refer to an exhibit attached to this Agreement.)

Number	Title	Date
G0.1	Cover Sheet	Printed on 9/18/2018
G0.2	Code Review and Egress Plans	
G0.3	ADA Standards	
A1.0	Demolition Site Plan	
A1.1	Lower Level Demolition Plan	
A1.2	Main Level Demolition Plan	
A1.3	Upper Level Demolition Plan	
A2.2	Lower Level and Basement Floor Plan	
A2.3	Main Level Floor Plan	
A2.4	Upper Level Floor Plan	
A2.7	Enlarged Plans	
A2.9	Lower Level Reflected Ceiling Plan	
A2.10	Main Level Reflected	

A2.11

Ceiling Plan
Second Level Reflected
Ceiling Plan

A2.12

Floor Finish Schedule &
Signage Schedule

A6.1

Door & Window
Schedule, Elevations &
Details

§ A.1.1.9 The Guaranteed Maximum Price is based upon the following other documents and information:
(List any other documents or information here, or refer to an exhibit attached to this Agreement.)

N/A

ARTICLE A.2

§ A.2.1 The anticipated date of Substantial Completion established by this Amendment:

N/A


OWNER (Signature)

Andy Hunthausen, Chairman
Board of County Commission
(Printed name and title)


CONSTRUCTION MANAGER (Signature)

Tony Ewalt, Senior Vice President
Sletten Construction Company
(Printed name and title)

ATTEST:


Paulette DeHart, Clerk of the Board